

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 26, 2013

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 26, 2013, AT 4:30 P.M., IN THE COMMUNITY ROOM AT THE FAMILY FITNESS CENTER, 5415 WEST 3100 SOUTH, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR WINDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Mike Winder
Steve Buhler
Don Christensen
Tom Huynh
Karen Lang
Corey Rushton
Steve Vincent

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

COUNCILMEMBERS-ELECT PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, At-Large

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Dan Johnson, Public Works Department
Steve Pastorik, CED Department
Steve Lehman, CED Department
Gregg Cudworth, Parks and Recreation Department
Nancy Day, Parks and Recreation Department
Jaime Young, Parks and Recreation Department
Valerie Custer, Parks and Recreation Department
Jason Eriksen, Parks and Recreation Department

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Chad George, Parks and Recreation Department
Jason Nau, Administration

1. **APPROVAL OF MINUTES OF JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING AND COUNCIL STUDY MEETING HELD NOVEMBER 12, 2013**

The Council read and considered Minutes of the Joint City Council and Planning Commission Meeting and Council Study Meeting held November 12, 2013. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Joint City Council and Planning Commission Meeting and Council Study Meeting held November 12, 2013. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Mayor Winder	Yes

Unanimous.

2. **VIEW REFURBISHED PUBLIC WORKS TRUCKS**

The City Council, City Manager and staff went outside to view refurbished Public Works' trucks on display in front of the Family Fitness Center building; and subsequently returned inside to the meeting room.

3. **REVIEW AGENDA FOR REGULAR COUNCIL MEETING SCHEDULED NOVEMBER 26, 2013**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled November 26, 2013, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on the subject Agenda.

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED DECEMBER 3, 2013:**

A. **PRESENTATION OF ENGLISH ACHIEVEMENT AWARDS**

City Manager, Wayne Pyle, advised the following individuals would be presented with the English Achievement Award at the Regular Council Meeting scheduled December 3, 2013:

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Maria Guadalupe Aguilera
Juan Camavilea
Cecilia Carvajal
Dora Duarte
Yesenia Esquivel
Sonia Franceshi
Oscar Gonzales
Ana Guerrero
Phaisavan Khounkeo
Wilma Lobo
Gricelda Magdaleno
Ana Moreno
Trang Nguyen
Phanomphone Nonkeointheichak
Maria Orozeo
Elizabeth Flore Ramirez
Berlis Rosario
Chansotheary So
Sarith So
Reema Afridi
Bismillah Afridi
Layla Al Awliawi
Magda Paquita Bedoya
Makay Hussein
Claudi Mota

B. PROCLAMATION DECLARING DECEMBER 3, 2013, AS “GIVING TUESDAY” IN WEST VALLEY CITY

City Manager, Wayne Pyle, stated Councilmember Vincent would read a Proclamation declaring December 3, 2013, as “Giving Tuesday” in West Valley City, at the Regular Council Meeting scheduled December 3, 2013, at 6:30 P.M.

5. RESOLUTION NO. 13-169, APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH WADSWORTH CONSTRUCTION COMPANY FOR THE JORDAN RIVER PEDESTRIAN SUSPENSION BRIDGE PROJECT

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-169 that would approve Change Order No. 1 to the contract with Wadsworth Construction Company, in the amount of \$100,000.00, for the Jordan River Pedestrian Suspension Bridge Project.

Mr. Pyle stated the proposed Change Order would cover various items of work required to raise the elevation of the Jordan River Pedestrian Suspension Bridge. He advised in order to expedite the schedule, the Bridge had been bid prior to having all permits in place. He further advised Salt Lake County Flood Control required the elevation of the bridge be raised by two feet to prevent debris blockage in a high flow event. In order to

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account for changing loads, the pile lengths and thickness would need to be increased. He explained in addition to these changes the ramp configuration also needed to be changed and the subject change order would cover costs to make all these changes to the structure.

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-169 at the Regular Council Meeting scheduled December 3, 2013, at 6:30 P.M.

6. RESOLUTION NO. 13-170, APPROVE PURCHASE OF A 2014 JEEP GRAND CHEROKEE FROM SALT LAKE VALLEY JEEP

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-170 that would approve purchase of a 2014 Jeep Grand Cherokee from Salt Lake Valley Jeep, in the amount of \$39,495.12, for use by City Administration.

Mr. Pyle stated the proposal would authorize replacement of vehicle #701081 (56,000 miles, 2008, Toyota, Camry Hybrid) that would be transferred to the Police Department fleet to fill an immediate need. He advised Salt Lake Valley Jeep was the recommended supplier for a 2014 Jeep Grand Cherokee.

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-170 at the Regular Council Meeting scheduled December 3, 2013, at 6:30 P.M.

7. RESOLUTION NO. 13-171, RATIFY THE CITY MANAGER'S APPOINTMENT OF CLOVER MEADERS TO THE PLANNING COMMISSION, TERM: DECEMBER 3, 2013 – JULY 1, 2014

City Manager, Wayne Pyle, discussed proposed Resolution No. 13-171 that would ratify his appointment of Clover Meaders to the Planning Commission for the term December 3, 2013, through July 1, 2014.

Mr. Pyle requested ratification of his appointment and stated Clover Meaders would fill the position previously held by Commissioner Joe Garcia who resigned due to work-related scheduling conflicts. He indicated Ms. Meaders had experience as a practicing attorney for the Utah Education Association, Law Clerk for the Salt Lake City Office of the Attorney General, and assistant for the City Planner of Herriman City. He advised an appointment would be made to fill Ms. Meaders present position on the Board of Adjustment. He stated Ms. Meaders would be a valuable asset to West Valley City serving on the Planning Commission.

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The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 13-171 at the Regular Council Meeting scheduled December 3, 2013, at 6:30 P.M.

**8. UNFINISHED BUSINESS SCHEDULED FOR DECEMBER 3, 2013:
APPLICATION NO. PUD-4-2013, FILED BY HENRY WALKER HOMES,
REQUESTING FINAL PLAT APPROVAL FOR THE VILLAGES AT
WESTRIDGE PUD PHASE 2 LOCATED AT 5600 W. LAKE RIDGE DRIVE
(CONTINUED FROM REGULAR COUNCIL MEETING HELD NOVEMBER 12,
2013)**

City Manager, Wayne Pyle, discussed Application No. PUD-4-2013, filed by Henry Walker Homes, requesting final plat approval for the Villages at Westridge PUD Phase 2 located at 5600 W. Lake Ridge Drive.

Mr. Pyle stated Leslie Mascaro, representing Henry Walker Homes, had requested final plat approval for the second phase of the Villages at Westridge PUD. He indicated the subject property had been re-zoned in February 2011, and received preliminary approval from the Planning Commission in July of 2011. He explained the first phase received final plat approval in September 2012.

The City Manager indicated the second phase of the Villages at Westridge would consist of 18 residential lots. This phase represented a new product type that differed from the courtyard product previously approved by the City Council. He further stated Henry Walker had made a strategic decision to bring on a second product type to create an immediate mixture of housing options for future buyers. A third building type (townhomes) would be submitted in the future.

He advised access to the development would be gained from Lake Ridge Drive and from 5675 West. He stated the east/west street providing the main access into the overall project had recently been constructed and a portion of 5675 West would be constructed with this phase. The remaining north/south leg (5675 West) would be constructed as future phases were submitted.

Mr. Pyle reported housing proposed for the overall project would be comprised of three housing styles and the style in this phase would be a mansion home. The elevations and limited number of units per building would give the impression of a large single-family dwelling. He indicated based on the footprint of the structure, there was an abundance of relief and other architecture elements thus meeting the City's multiple-family design guidelines. Per the development agreement, buildings would consist of 100% masonry products with brick, hardi-plank and limited stucco as primary materials.

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He stated the proposed housing size was encouraging and explained the three types of units, as follows: Type A – approximately 1,874 square feet; Type B – approximately 1,692 square feet, and Type C – approximately 1,864 square feet. He indicated all units would have three bedrooms. The number of bedrooms addressed a concern of the Planning Commission and City Council whereby they expressed similar developments had only two bedrooms. He stated the third bedroom would allow a growing family to potentially stay longer in the home thus prolonging their stay in the community.

The City Manager advised that the developer would coordinate storm water issues for the entire project with the City's Engineering Division. At this point in the review process an area located at the northeast corner was projected to handle storm water generated from the overall site. He indicated according to plans submitted by the developer's engineer, the depth of the basin would be approximately 2.5 feet, with the basin itself at approximately 130 feet by 80 feet in size. He stated given the size of the detention basin, a 2.5 feet deep basin would be functional for some recreational use and would be landscaped.

Mr. Pyle concluded that as part of the overall development at least 50% of the project site would be open space. Although not part of this phase, the developer would deed an area approximately 1.3 acres in size for use as a City park. He stated this phase of the development would provide just over one acre of open space.

City Manager, Wayne Pyle, stated the Application had been continued to no date certain at the Regular Council Meeting held November 12, 2013.

Upon direction, Steve Pastorik, CED Department, used PowerPoint and discussed information summarized as follows:

- Project history
- Examples of early concepts and site plans including versions approved by the Planning Commission and subsequently rejected by the City Council
- Site plan version approved by City Council with the development agreement

Steve Lehman, CED Department, used PowerPoint and discussed additional information summarized as follows:

- Details regarding current site plan
- Architectural requirements in the development agreement
- Details and renderings regarding three product types included in the development agreement with elevations as exhibits to the agreement regarding courtyard townhomes, traditional townhomes, mansion townhomes
- Original elevations (Development Agreement – Exhibit E) and proposed elevations that added windows and extra living space (loft area)

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- Phase 2 considerations for “mansion” townhomes – largest units, private backyard space, side entry with one and two car garages, wider units, three units per building, garage setback varies, colored carriage-type garage doors
- Suggestions were given to developer based on City Council’s concerns and comments

During the above presentation of information, Mr. Pastorik and Mr. Lehman answered questions from members of the City Council.

Upon discussion, members of the City Council expressed individual recollections of previous discussions. Councilmember Rushton informed he had listened to recordings of those previous meetings and reviewed that information regarding the subject proposed development. Mayor Winder and Councilmember Rushton suggested terminology such as “mansion style” standards, class A apartments, and other terms, should be codified.

The City Council will consider Application No. PUD-4-2013 at the Regular Council Meeting scheduled December 3, 2013.

9. **COMMUNICATIONS:**

A. **SKATEPARK UPDATE**

City Manager, Wayne Pyle, stated time had been scheduled to provide the City Council with updated information regarding the proposed skatepark to be constructed in Centennial Park.

Parks and Recreation Director, Kevin Astill, discussed background information regarding the skatepark including progress to date. He advised help had been enlisted from Think Architecture and Josh Scheurman, citizen advocate and skateboarder.

Josh Sheurman addressed the Council and expressed excitement that the project had come this far. He informed he had spent a lot of time in the last few years addressing the City Council during the Regular Meeting public comment period regarding development of a skatepark in West Valley City.

Using PowerPoint, Mr. Sheurman showed a 3-D model designed by Gregg Cudworth, Parks and Recreation Department, and discussed details of design features and functions including uniqueness, square footages, and amenities like shade structures, plaza, and drinking fountains.

Parks and Recreation Director, Kevin Astill, discussed information summarized as follows:

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- Site plan and challenges faced regarding property on which the skatepark will be constructed including the need to finish the parking lot
- Working with U.S. Army Corps of Engineers and City staff to mitigate wetland property
- Costs for the entire project including lighting, parking, mitigation of wetlands and others; over \$1.2 million; outline of costs for certain work.
- Funding sources and approximately \$600,000 needed to be raised for the project. Suggestion to sell certain portions of property at Centennial Park for retail/commercial uses with proceeds from sale to assist with mitigating wetlands, construction of skatepark, and other needs.
- Josh Scheurman had expressed willingness to make contacts with businesses in the skating industry and others that might be willing to donate funding to the skatepark project

City Manager, Wayne Pyle, added some historical context to the information discussed above by Mr. Astill regarding the property suggested for consideration to be sold. He also advised regarding compliance with wetlands requirements.

During the above presentation of information, Mr. Pyle and Mr. Astill answered questions from members of the City Council.

On behalf of the City Council, Mayor Winder expressed appreciation for the updated information and stated the design had exceeded his expectations. He also expressed appreciation to City staff and Mr. Scheurman for their efforts regarding the project.

B. STRATEGIC PLAN GOAL UPDATE – NEIGHBORHOOD ENHANCEMENTS

City Manager, Wayne Pyle, stated an update had been scheduled regarding the Strategic Plan goal - Neighborhood Enhancements. He used PowerPoint and discussed information summarized as follows:

- Photographs of homes that used grant funds from the City's facelift program to make improvements
- Photographs of target area for infrastructure improvements (before and after) in the Wright Subdivision
- Achievements not yet met and plan to step back and survey residents regarding participation – not a lot of success yet, still trying to figure it out

Upon discussion, Councilmember Rushton stated he was pleased because hopefully any improvements would have a "snowball" affect and others in the neighborhood would also make improvements to their properties.

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The City Manager responded that staff desired to facilitate improvement in the targeted neighborhood.

C. **REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND BUILDING AUTHORITY MEETINGS SCHEDULED DECEMBER 3, 2013**

City Manager, Wayne Pyle, reviewed items on the draft Agendas for the Redevelopment Agency, Housing Authority and Building Authority meetings scheduled December 3, 2013. He advised that to date consideration of approval of Minutes was listed on the agendas.

D. **COUNCIL UPDATE**

City Manager, Wayne Pyle, stated the City Council previously received a Memorandum outlining upcoming meetings and events as follows: November 21 – December 28, 2013: Trees of Diversity Exhibit, UCCC; November 28, 2013: Thanksgiving Holiday – City Hall closed; November 29, 2013: Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; November 30, 2013: Winter Market, UCCC, 10:00 A.M. – 6:00 P.M.; November 30, 2013: Grizzlies vs. San Francisco Bulls, Maverik Center, 7:05 P.M.; December 2, 2013: Christmas Tree Lighting & Walk with Santa, Fitness Center, 6:00 P.M.; December 2, 2013: West Valley Symphony Holiday Classics Concert, UCCC, 8:00 P.M.; December 3, 2013: Book Fair sponsored by EAC, City Hall Lobby; December 3, 2013: Council Study Meeting, 3:30 P.M. (note time change for economic development tour listed on Study Agenda), Regular Council Meeting, 6:30 P.M.; December 4, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 5, 2013: City Holiday Party, UCCC, 11:30 A.M. – 1:30 P.M.; December 6, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 7, 2013: Breakfast with Santa, Fitness Center, 9:00 A.M.; December 7, 2013: Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.; December 9, 2013: Beehive Statesmen Christmas Concert, UCCC, 8:00 P.M.; December 10, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 11, 2013: Open House for out-going Elected Officials – Mike Winder and Don Christensen, City Hall Lobby, 2:00 P.M. – 4:00 P.M.; December 14, 2013: George Lopez, Maverik Center, 8:00 P.M.; December 16, 2013: Neighborhood Watch Holiday Open House, UCCC, 7:00 P.M. – 8:00 P.M.; December 16, 2013: Bonnie Harris Christmas Concert, UCCC, Santa Visit at 7:00 P.M. and Concert at 8:00 P.M.; December 17, 2013: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 24, 2013: Christmas Eve – No Council Meeting Scheduled; December 25 & 26, 2013: Christmas Holiday – City Hall closed; December 28, 2013: Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.; December 31, 2013: No Council Meeting Scheduled (5th Tuesday); December 31, 2013: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 1, 2014: New Year's Day Holiday – City Hall closed; January 6, 2014: Swearing-in

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Ceremony for Newly Elected Officials, City Hall (details to follow); January 7, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 7, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 8, 2014: Grizzlies vs. Las Vegas Wranglers, Maverik Center, 7:05 P.M.; January 10, 2014: Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; January 11, 2014: Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.; January 14, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 20, 2014: Martin Luther King, Jr. Holiday – City Hall closed; January 21, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 28, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; January 29, 2014: ULCT Local Officials’ Day at the Legislature (details to follow); January 31 & February 1, 2014: All Star Monster Truck Tour, Maverik Center; February 16, 2014: The Roadshow, Maverik Center, 6:00 P.M.; February 17, 2014: President’s Day Holiday – City Hall closed; February 28, 2014: WVC Employee Appreciation Night at the Grizzlies Hockey Game, Maverik Center (Details to follow); and May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M. – 8:00 P.M.

10. ADDITIONAL COMMUNICATIONS:

A. RE-OPENING OF FITNESS CENTER WATER SLIDE

City Manager, Wayne Pyle, stated re-opening of the Fitness Center water slide had been scheduled and the Council was invited to participate immediately following adjournment of the Study Meeting. The water slide had recently been refurbished and was ready to be used by patrons of the Fitness Center again. Mayor Winder advised the re-opening would also include a “rubber ducky” race.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 26, 2013, WAS ADJOURNED AT 5:44 P.M., BY MAYOR WINDER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, November 26, 2013.

Sheri McKendrick, MMC
City Recorder